Energy performance certificate (EPC)

13, Dewstow Street NEWPORT NP19 0FP	Energy rating **D**	Valid until:	**21 October 2023**
		Certificate number:	**9238-7949-6240-8817-8980**

Property type

Top-floor flat

Total floor area

37 square metres

Rules on letting this property

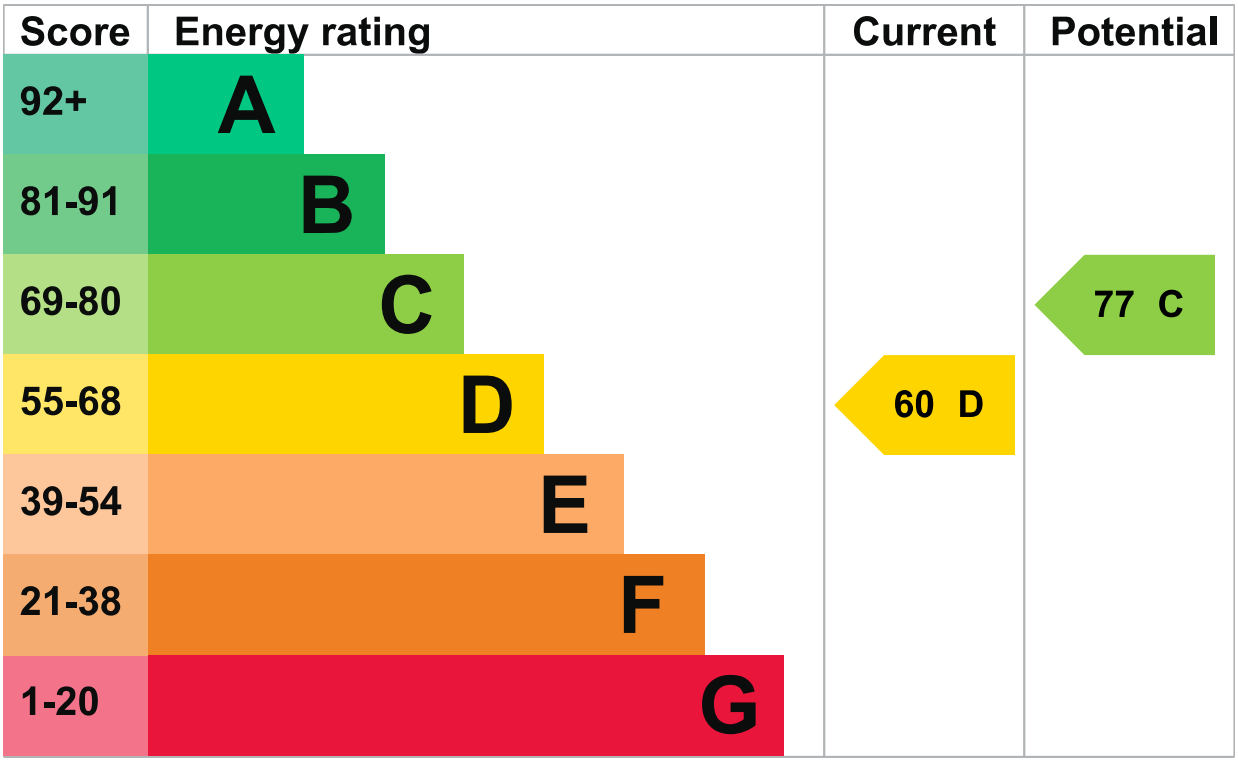
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 38% of fixed outlets	Average

Feature	Description	Rating
Floor	(other premises below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 478 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£569 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £256 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 3,668 kWh per year for heating
- 2,074 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

3.1 tonnes of CO2

This property's potential production

2.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£83.13

Potential rating after completing step 1

66 D

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£45.90

Potential rating after completing steps 1 and 2

69 C

Step 3: Low energy lighting

Typical installation cost

£25

Typical yearly saving

£12.65

Potential rating after completing steps 1 to 3

70 C

Step 4: Fan assisted storage heaters and dual immersion cylinder

Typical installation cost

£600 - £800

Typical yearly saving

£114.89

Potential rating after completing steps 1 to 4

77 C

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Robert Killick

Telephone

08001072750

Email

greendealaccountmanagers@britishgas.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme
Stroma Certification Ltd

Assessor's ID
STRO011272

Telephone
0330 124 9660

Email
certification@stroma.com

About this assessment

Assessor's declaration
No related party

Date of assessment
17 October 2013

Date of certificate
22 October 2013

Type of assessment
▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number
8908-4888-4129-1406-7773 (/energy-certificate/8908-4888-4129-1406-7773)

Expired on
12 June 2023

Certificate number
8170-6829-8449-8127-9926 (/energy-certificate/8170-6829-8449-8127-9926)

Expired on